

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2018101040

Project Title: Ventura Alternative Education Campus and Administrative Office Project

Lead Agency: Fresno Unified School District Contact Person: Alex Belanger
Mailing Address: 4600 N. Brawley Avenue Phone: (559) 457-3074
City: Fresno Zip: 93722 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: Ventura Avenue and Ninth Street Zip Code: 93702
Longitude/Latitude (degrees, minutes and seconds): 36 ° 44 ' 05 " N / -119 ° 45 ' 31 " W Total Acres: 12.65
Assessor's Parcel No.: 47002101T, et al (see attachment) Section: 11 Twp.: 14 Range: 20 Base: MDB&M
Within 2 Miles: State Hwy #: CA-41, CA-180, CA-99, CA Waterways:
Airports: Railways: Schools: Winchell Elem, Jackson

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres
[X] Office: Sq.ft. 42,200 Acres Employees 168 [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[X] Educational: Alternative Education Campus [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Neighborhood Mixed Use, Medium Denisty Residential (City of Fresno) / NMX, RS-5 (City of Fresno)

Project Description: (please use a separate page if necessary)
See attached description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

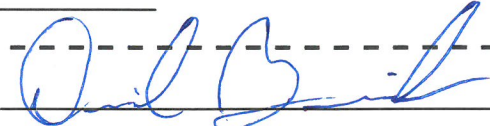
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 30, 2019 Ending Date August 29, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Odell Planning & Research, Inc.</u>	Applicant: _____
Address: <u>49346 Road 426, Suite 2</u>	Address: _____
City/State/Zip: <u>Oakhurst, CA 93644</u>	City/State/Zip: _____
Contact: <u>Daniel Brannick</u>	Phone: _____
Phone: <u>(559) 472-7167</u>	

Signature of Lead Agency Representative:  Date: 7/29/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Fresno Unified School District
Ventura Alternative Education Campus and Administrative Office Project
(State Clearinghouse No. 2018101040)**

[APNs: 470-021-01T; 470-054-04T, 09T, 10T, 11T, 12T, 13T, 14T, 16T; 470-124-07T, 09T; 470-133-01T]

Project Location and Description:

The proposed project includes construction and operation of an Alternative Educational campus plus the operation of District-level administrative offices in four existing buildings on an approximately 12.65-acre site located on the south side of Ventura Avenue between Ninth Street and Tenth Street in the City of Fresno.

The Alternative Education campus would serve up to 1,350 students; however, the maximum number of students on the campus at any one time would be approximately 800 in grades 7 through 12 and 60 pre-K students in an early learning center. The campus would have approximately 138 employees, including administrators, faculty, and support staff. The campus would include 44 classrooms, administrative offices for school functions, a multi-purpose building (including a student union and District CTE catering kitchen), hardcourt areas, and landscaping. Development of the proposed campus would also include demolition of six existing buildings at the site. The proposed offices would include the operation of District-level administrative activities in four existing buildings in the southern portion of the site would be used for District-level administrative activities, which would function separately from the proposed campus and accommodate approximately 130 employees. Additionally, the project would include implementation of a Removal Action Workplan (RAW) to remove approximately 6,600 cubic yards of contaminated soil from the project site pursuant to the regulations and oversight of the California Department of Toxic Substances Control (DTSC).

The project is expected to be completed in three phases, with the initial phase consisting of the demolition of six existing buildings and initiation of the removal action during 2019. The second phase of the project will focus on the reuse of the four remaining buildings located on the southern portion of the property for District administrative offices. The administrative offices would tentatively begin operations in late 2019. The final phase of the project would entail the construction of the alternative education campus. Funding for this phase of the project has yet to be identified, so the timeline is less predictable. It is anticipated this phase would begin in the next 3 to 10 years.